

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NHL
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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Reliance Building

AND/OR COMMON

Reliance Building

2 LOCATION

STREET & NUMBER 32 North State Street

CITY, TOWN

Chicago

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

7th

STATE

Illinois

VICINITY OF

CODE

COUNTY

Cook

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME (See Continuation Sheet)

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, Cook County Recorder of Deeds
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

County Building

CITY, TOWN

Chicago

STATE

Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic American Buildings Survey

DATE

September 1963

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

National Park Service, Department of the Interior

CITY, TOWN

Washington

STATE

D.C.

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CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

Fee: Trustees of Central States, S.E. & S.W. Areas
Health, Welfare and Pension Fund
Mr. Francis J. Murtha
8550 Bryn Mawr Avenue
Chicago, Illinois 60602

Lease: Reliance Associates Inc.
Mr. Joseph G. Abramson
122 East 42nd Street
New York, New York

Sub-Lease: State Street Properties Inc.
Mr. Sam Karoll
32 N. State Street
Chicago, Illinois 60602

Trust No. 20550
LaSalle National Bank
Mr. William B. Higginbotham
Vice President
135 S. LaSalle Street
Chicago, Illinois 60603

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The original building on this site survived the 1871 fire although one-third of the building was destroyed. The building was purchased by William E. Hale in 1882 from the First National Bank of Chicago. Root began plans for a 16 story building in 1890. The bank relocated from the first floor in 1890 but leases on the four floors above ran until 1894. Osmond Overby in his HABS report (1963) gives a vivid description of the unusual way the Reliance went up--"As a result, work was begun on the ground floor and foundations in 1890 while the upper stories and their tenants were held up by jack screws. In 1894, these were demolished and thirteen stories of steel construction were added to the completed ground floor without disturbing its tenant. It took less than two days to erect each story. The building was completely closed in on November 8, 1894, and was due to be occupied January 1, 1895. From 1890 to 1894 Root's original plans had been changed by Atwood so that the resulting upper stories are of cream-white terra cotta while the original first story was of polished Scotch granite."

The building is rectangular; 55 feet 10 inches on the State Street side and 84 feet 10 inches on the Washington Street side. It rises 15 stories to 200 feet in height. The base is a spread foundation with beam and rail grillage. The construction is iron-skeleton with irregular bay spacing with non-bearing masonry walls on south and west sides. The ground floor contained large areas of glass framed in granite--above there is open grill work of windows framed in glazed white terra cotta. This terra cotta cladding was made in the Gothic mode with quatrefoils, cusps, etc. This tile work sheathing and the windows enclosed the structural frame producing a "curtain wall" building. The roof is flat but the original ornamental cornice is gone. It was called a "porcelain tower" by contemporary critic; the tiles were made by the North Western Terra Cotta Company. The ornamental iron and elevators were made by the Winslow Brothers. (Some of the iron work and polished granite have been removed--probably when the building was sold in 1923 or later.) The cornice was removed after 1948.

In spite of the alterations on the interior and the intrusive shop windows on street level the Reliance Building remains one of the classic structure. in the evolution of 20th century architecture.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1890-1895

BUILDER/ARCHITECT Burnham and Root, D. H.
Burnham and Company

STATEMENT OF SIGNIFICANCE

The Reliance Building is one of the key monuments in the development of modern architecture. The "Chicago School" or style, grew as the result of the building boom following the fire of 1871 and reached its zenith in the 1890's-- the Reliance is a simple, honest expression of these functional commercial structures. Carl Condit has written of this early skyscraper--"If any work of structural art in the Nineteenth Century anticipated the future, it is this one. The building is the triumph of the structuralist and functionalist approach of the "Chicago School."¹

This building is a refined version of an earlier "Chicago" type, Holabird and Roche's Tacoma Building, constructed in 1887 (demolished 1929). In the Tacoma all windows in the bays were double hung and remained isolated design elements-- Reliance has bays almost entirely filled in with glass; "Chicago windows" of a large fixed central pane framed by narrow double-hung windows that open, form bands of glass one above the other that become the body of the building itself.

"The Reliance is not, like the Crystal Palace, a passing sensation produced for a exposition. It is a utilitarian structure commissioned as an office building, and it has actively used as such since its completion..... In its grace and airiness, in the purity and exactitude of its proportions and details, in the brilliant perfection of its transparent elevations, it stands today as an exciting exhibition of the potential kinesthetic expressiveness of the structural art. Although it is outrageously disfigured by signs and by a "modernized" base, the essential beauty of this slim glass tower still reveals that it has its place....as a witness to the best of the spirit of the nineteenth century."²

Begun in 1890 as a remodelling of an earlier structure by John Root of the Firm of Burnham and Root, only two stories had been completed when Root died in 1891. Revised plans for the upper floors were done in 1894 by Charles A. Atwood, chief designer for D. H. Burnham and Company.

¹Condit, Carl, The Chicago School of Architecture, University of Chicago Press, 1964.

²Ibid p. 111.

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The use of terra cotta cladding was a great innovation, a building could be kept clean and it was light. Louis Sullivan was to use it a few years later on the Carson, Pirie, Scott and Company Building and the Guaranty Building in Buffalo, New York. The system of steel framing also provided for an unusual system of wind bracing, the construction schedule for the top ten stories was a remarkable 15 days (July 16 to August 1, 1895) and this building also stands as a milestone of the functionalist group of the Chicago School that strove for sheer, dematerialized uncluttered, high-rise structures. The Reliance is a direct forerunner of the work of Mies van der Rohe and Le Corbusier.

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- Andrews, Wayne. Architecture, Ambition and Americans. New York: Harper Brothers, 1955, p. 213.
- Avery, Suzanne. "Loop Building Cited for Use of Piers To Express Steel Cage." Chicago Tribune, September 4, 1967, p. 2.
- Burchard, John, and Bush-Brown, Albert. The Architecture of America: A Social and Cultural History. Boston: Little, Brown and Company, 1966, p. 193-94.
- Chase, Al. "Office Building in Loop is sold for \$400,000." Chicago Sunday Tribune, March 7, 1948.
- Condit Carl. The Chicago School of Architecture. Chicago: The University of Chicago Press, 1963, p. 111, 178.
- Geyer, Georgie Anne. "State Street Landmark May Be Demolished." Chicago Daily News, June 26, 1963, p. 7.
- Giedion, Sigfried. Space, Time and Architecture. Cambridge, Mass: Harvard University Press, 1963, p. 383-386.
- Helstern, Richard. "The Reliance Building." The Perkins and Will Review, Chicago: The Perkins and Will Partnership, 20 West Jackson, Vol. VI (July, 1963), p. 12.
- Hitchcock, Henry-Russell. Architecture, Nineteenth and Twentieth Centuries. Baltimore: Penguin Books, 1958, p. 230, 245.
- Jenkins, Charles E.. "A White Enameled Building." The Architectural Record, Vol. IV (January-March, 1895), No. 3, p. 299-306.
- Moore, Ruth. "Architects Plead for Relaince Building." Chicago Sun-Times, August 2, 1967.
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- Randall, Frank. History of the Development of Building Construction in Chicago, Urbana: University of Illinois Press, 1949, p. 121.

(Continued)

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ITEM NUMBER 9

PAGE 2

Randall, John D. A Guide to Significant Chicago Architecture of 1872 to 1922.
Privately published, Glencoe, Illinois, 1958, p. 20.

Rebore, A. N. "The Work of Burnham and Root, D.H. Burnham & Co., and Graham,
Burnham & Co." The Architectural Record, Vol. 38 (July, 1915), p. 62, 150.

Seigel, Arthur, ed. Chicago's Famous Buildings. Chicago: University of Chicago
Press, 1965, p. 84-5.

U.S. Department of Interior. Historic American Buildings Survey. Washington,
D.C.: National Park Service, Office of Archeology and Historic Preservation,
1963. Ten pages of historical architectural information, including a
bibliography.

Yackley, Sel. "Future Hazy for Chicago Landmarks." Chicago Tribune,
September 4, 1967.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	_____	_____	_____
ZONE	EASTING	NORTHING	

B	_____	_____	_____
ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

Lot 1 of Assessor's Resubdivision of Sub-lots 1 to 5 of Assessor's Division of Lots 1, 2, 3, 4 and 5 of Block 58.

Original Town Section 9, township 39 North, Range 14, East of the Third Principal Meridian.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Carolina Pitts, Architectural Historian

ORGANIZATION

Historic Sites Survey, National Park Service

DATE

July 1975

STREET & NUMBER

1100 L Street N.W.

TELEPHONE

202-523-5464

CITY OR TOWN

Washington

STATE

D.C. 20240

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE _____

LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

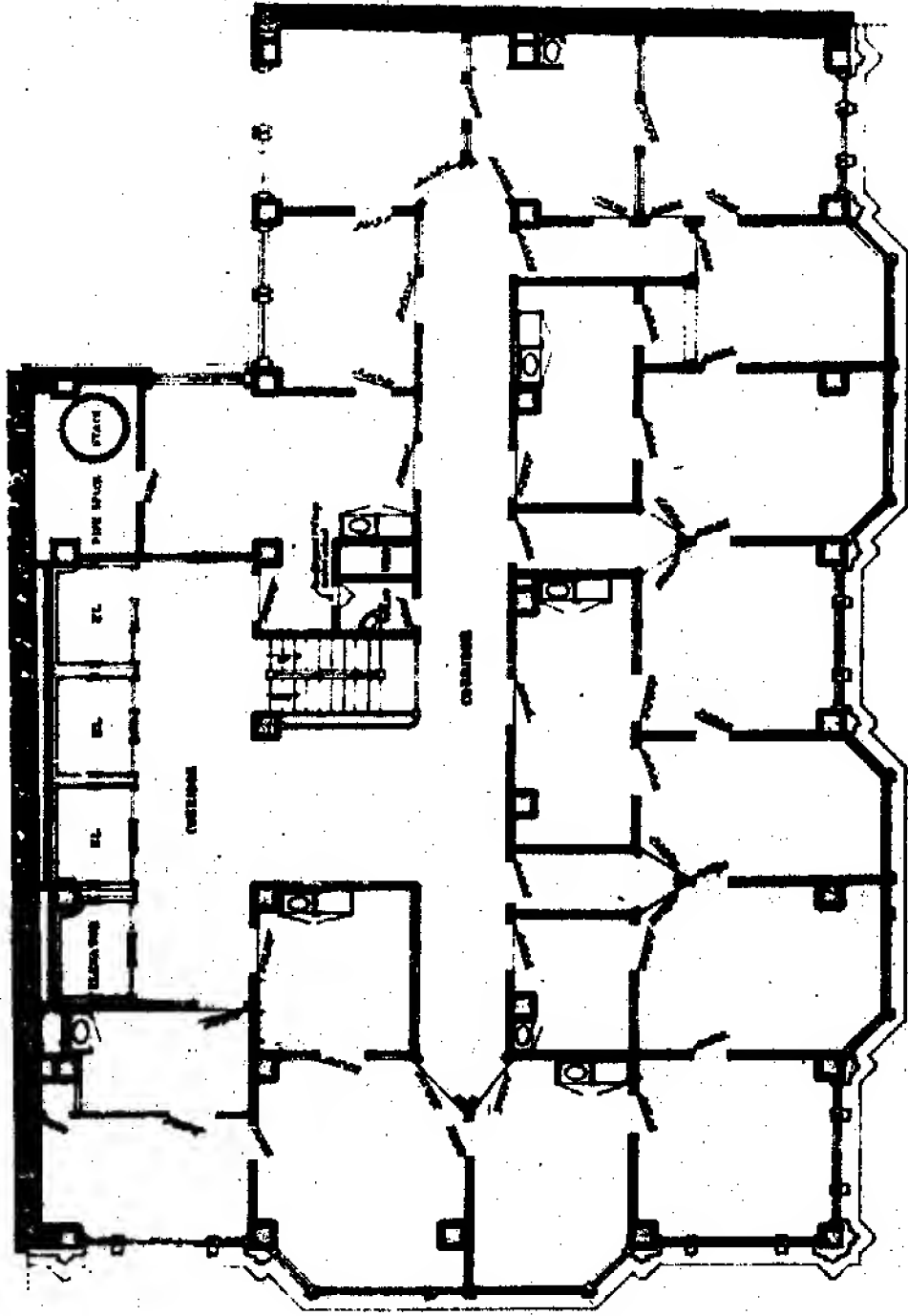
FOR OFFICE USE ONLY

HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

DATE



TYPICAL FLOOR PLAN

RELANCE BUILDING

FOR

W E HALE

Scale 1/8" = 1'-0" D.H. BURNHAM & Co. Architects

ILLINOIS HISTORIC SITES SURVEY INVENTORY

CK-H-78

✓ 1000

1. Name of Site:

Common Reliance Building

Historic

2. Location:

Street and Number 32 N. State Street

Township

Section

City or Town Chicago

Zip Code

Range

1/4 Section

County Cook

3. Classification:

Category (check one)

Integrity (check one)

District Building
 Site Structure

Altered Unaltered
 Moved Original Site

4. Ownership:

Status (check one)

Private
 Public

Occupied
 Unoccupied
 Preservation work in progress

Access to Public

Yes Restricted Unrestricted No

Present Use (check one or more)

Agricultural Industrial Religious
 Commercial Military Scientific
 Educational Museum Transportation
 Entertainment Park Other
 Government Private Residence

5. Ownership of Property:

Owner's Name

Phone Number

Street and Number

City or Town

State

County

Zip Code

6. Description:

Excellent Good Fair Deteriorated
 Ruins Unexposed

Is there a program of preservation underway? Yes No ?

ARCHITECTURE

7. Historical Themes: (check one or more of the following)

- | | |
|---|--------------------------|
| <input type="checkbox"/> Archaeological Site | (Pre-Columbian) |
| <input type="checkbox"/> Archaeological Site | (Post-Columbian to 1673) |
| <input type="checkbox"/> French Influence | (1673-1780) |
| <input type="checkbox"/> Illinois Frontier | (1780-1818) |
| <input type="checkbox"/> Illinois Early | (1818-1850) |
| <input checked="" type="checkbox"/> Illinois Middle | (1850-1900) |
| <input type="checkbox"/> Illinois Late | (1900-present) |
| <input type="checkbox"/> Famous People | (give names & dates) |

8. Specific Date: 1891-94

Areas of significance (check one or more of the following)

- | | |
|--|--|
| <input type="checkbox"/> Aboriginal (historic) | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Aboriginal (pre-historic) | <input type="checkbox"/> Military |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Music |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Political |
| <input type="checkbox"/> Art | <input type="checkbox"/> Religion/Philosophy |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Science |
| <input type="checkbox"/> Communication | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Education | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Invention | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Landscape Architecture | |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Burnham & Root. National Register

9. Form prepared by:

Name and Title: _____ Date: 6/24/75

Organization: _____ Phone: _____

Street and Number: _____

City or Town: _____ County: _____ Zip Code _____

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being complete. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.

National Register material

